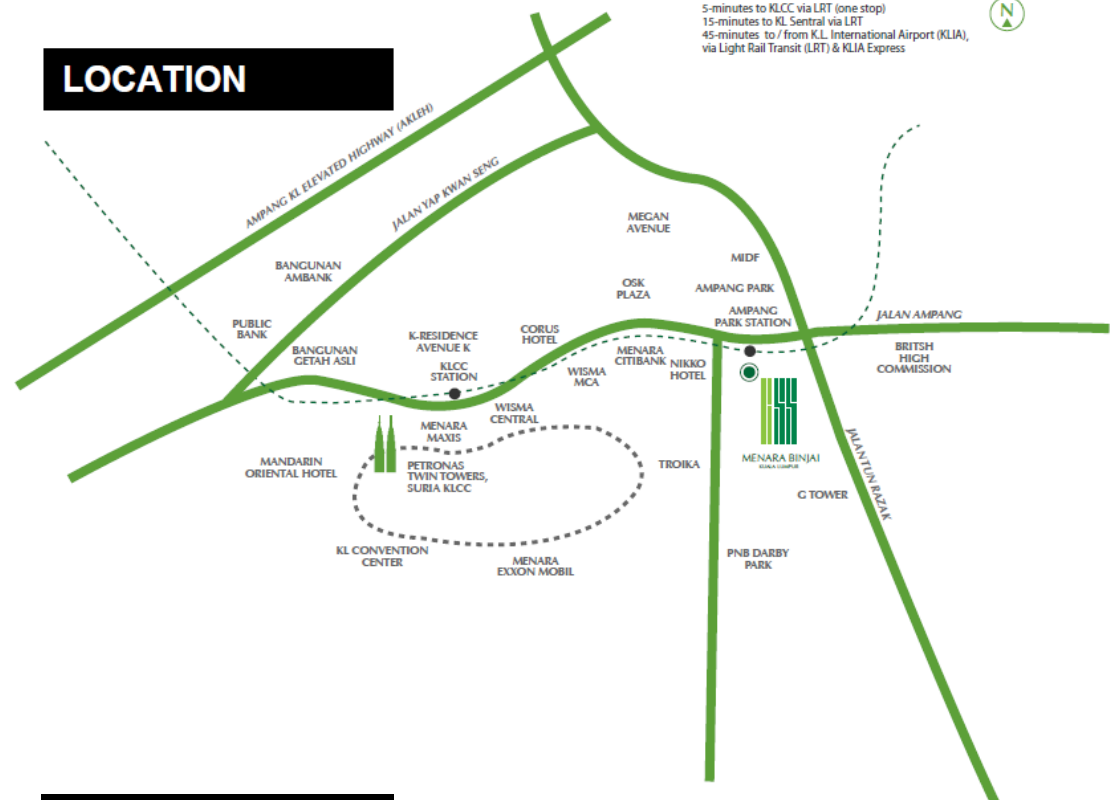


# MENARA BINJAI

NEW GENERATION GOLDEN TRIANGLE OFFICE BUILDING



## LOCATION



## SNAPSHOTS

- Landmark location next to the Ampang Park LRT station at the intersection of Jalan Ampang and Jalan Binjai.
- Easily accessible from all major highways i.e. MAJU Expressway, North South Highway, Duke Highway and AKLEH Highway.
- International Grade-A 35-storey office tower with dual-sustainable green building certification (provisional BCA Green Mark Gold & GBI Certified).
- State of the art building infrastructure with the latest design innovations and technology.
- 45-minute journey to / from K.L. International Airport (KLIA), via Light Rail Transit (LRT) and KLIA Express.
- Major embassies, Nikko Hotel, Menara Citibank, and Suria KLCC within walking distance.
- Completion **4Q 2011**.

### CONTACT US:

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NEW GENERATION GOLDEN TRIANGLE OFFICE BUILDING

## SPECIFICATIONS

**NO. OF STOREYS:** 35

**NET LETTABLE AREA:** 330,000 sq ft (approx)

**TYPICAL FLOOR PLATE:** 12,000 to 13,000 sq ft

**TOTAL CARPARK:** 450 Bays

**CARPARK ALLOCATION:**

One (1) floating bay for every 1,000 sq ft of take up

**GREEN BUILDING:**

Provisional BCA Green Mark Gold & GBI Certified

**BUILDING ENERGY INDEX:**

150 kWh/m<sup>2</sup>/year: 25-35% less energy usage

**AMENITIES:**

Triple Volume Garden Terrace on every 3 floors to create a 'green wall'; rooftop Sky Garden; boutique gym

**BUILDING SYSTEM:**

High-speed destination based lift system

Card access

24-hour CCTV surveillance

**AVAILABLE FOR  
PRE-LEASING**

- Introduction from all other registered real estate agents are welcome

For further information please visit

[www.jlwmalaysia.com](http://www.jlwmalaysia.com)

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**Jones Lang Wootton**

Proprietor: Singham Sulaiman Sdn. Bhd. (78217-X)

## FEATURES

### ❖ Security

- Turnstiles located at the entrance to ground floor lift lobbies for controlled access via use of an access card
- High-speed destination based lift system for controlled access to designated floors via use of an access card

### ❖ Flexible Air-Conditioning Systems

- Centralised chilled water air conditioning system with individual air handling unit fitted to each floor
- Supported by high energy-efficient green chillers
- The air conditioning system at typical office floor is designed to provide zoned control to approximately 600 sq ft of office space at any given time via the Variable Air Volume (VAV)

### ❖ Lighting System & Controls

- Day lighting system which will dim peripheral light fixtures during peak daylight periods (energy efficiency and staff morale via natural light)
- Individual lighting controls for every 1,100 sq ft
- T5 fluorescent light fixtures with high-frequency ballast to reduce flicker and increase visual comfort
- Motion sensors for lighting in the toilets, parking driveway, and stairwells for energy efficiency

### ❖ High-End Finishes and Fittings

- Bathroom facilities featuring luxury Eco-toilets with auto-bidet

### ❖ Air Quality

- Occupancy demand controlled air ventilation with constant software monitoring and carbon dioxide detection
- Low VOC (volatile organic compound) paint, materials, and coating used throughout the building

### ❖ Amenities

- Triple Volume Sky Gardens on every 3 floors to create a 'green wall'; rooftop terrace garden; boutique gym

### ❖ Trunking & Cabling

- 3-way under-floor trunking for electrical, voice, and data cabling

### ❖ Telecom / IT

- Designated riser space for dual feed vertical fiber optic backbone for gigabandwidth connectivity to support high-speed internet activities such as video-on-demand

### ❖ Unique Design features of Curtain Wall

- Fitted with double-glazed insulated glass with low reflective coatings for optimum heat and sound insulation
- Strategically installed sun shades to achieve optimum sun-shading effect

